

Steven Butler

BSc (Hons) MSc MRTPI

Associate, Planning

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A personable and dependable chartered town planner who prides himself on his local knowledge, attention to detail and relationships based on trust.

Forged over a decade-long career at Bidwells, and with prior public sector experience, Steven is an all-rounder with a specialism for residential planning. He is actively working on projects ranging from strategic-scale developments in the Green Belt, to enabling development to secure the conservation of heritage assets.

Based in Chelmsford, Steven's local market knowledge has rendered him an expert in the Essex area, achieving planning consent for multi-award-winning projects like City Park West, several projects for Essex Housing incorporating specialist accommodation and being the retained planning advisor for a portfolio of local and national housebuilder and promoters' sites across the patch.

He leads the identification of planning strategies that include the promotion of sites through the development plan process and the preparation of major planning applications, recognising the need to ensure viability and deliverability.

A keen cyclist, Steven actively experiences environments at the human scale - he knows what sustainable development should look like and how it should be planned.

Key relevant project experience

- Promoting surplus NHS land in the Green Belt for residential development of 40 new homes through the emerging Local Plan process;
- Cross boundary promotion of a 25haa development site in the East Midlands through the duty to cooperate for a landowner client;
- Assisted in obtaining planning permission for a 750 unit urban extension at Great Dunmow and reserved matters phases for a 2500 unit Garden Village at Kingsbrook, Aylesbury for Barratt Homes; coordination of all technical and procedural matters and scrutiny of specialist project team inputs for policy, EIA and S106 compliance;
- Secured full consent for 13 new dwellings on a derelict brownfield site in the Essex Green Belt;
- Part of a multi-disciplinary consultant team securing planning consent for and delivery of the £125m City Park West (Phases 1 and 2) development in Chelmsford city centre for Genesis Housing Association;
- Preparation of an exhaustive review of potential sites across two districts for Essex County Council in order to justify a proposed waste transfer station in a location that was contrary to adopted and emerging planning policy;
- Part of Bidwells' consultant team advising a local authority client on the value added conversion of a Grade II listed residential conference and training centre for residential use in the Green Belt.